

Rural Economic Strategies			
Topic	Current Law	Draft Executive Proposal	Public Comments
Forest practices moratorium (K.C.C. 16.82.140)	<ul style="list-style-type: none"> A six year moratorium on development is applied to property on which a forest practice has been undertaken. The moratorium may be waived if the forest practice was conducted consistent with a conversion option harvest plan Forest practices within critical area buffers are subject to the six year moratorium. 	<ul style="list-style-type: none"> Forest practices in critical area buffers that are limited to activities to improve forest health are not subject to the six year moratorium when conducted consistent with a conversion option harvest plan. 	<ul style="list-style-type: none"> Rural Forest Commission supports change. Also wants to look at permit fees. Will evaluate this as part of the 2006 Budget.
Agricultural Employee Housing (K.C.C. 21A.08.030)	<ul style="list-style-type: none"> One accessory dwelling unit for farm workers allowed on A-zoned property less than 20 acres and two dwelling units on farms 20 acres and larger. Property owner must live on the property. 	<ul style="list-style-type: none"> Add definition of "agricultural employee" Agricultural employee housing allowed for year-round employees based on size of farm. One dwelling unit for farms under 20 acres, 2 units for farms between 20 and 50 acres, and 3 units for farms between 50 and 100 acres. For farms over 100 acres, one additional dwelling unit for each additional 100 acres Units are limited to 1,000 sq. ft. floor area and must conform to the building code or the state adopted agricultural worker housing building code. Property owner is not required to live on property. 	<ul style="list-style-type: none"> Agriculture commission expressed concern that public review draft did not ensure that housing had to be occupied by agricultural employees. Draft has been modified to make this explicit. Agriculture Commission expressed concern that families of employees could not live in units. Draft has been modified to allow. Agriculture Commission expressed concern about mechanisms to ensure that housing continues to be used by agricultural workers over time. Staff will work with Agriculture Commission to address this issue in the future.
Animal specialty services (K.C.C. 21A.08.050)	Animal specialty services, such as dog day care, is not addressed by the current zoning code.	Animal specialty services, such as animal shelters, dog grooming, dog day care, and other similar services are added to the general services land use table. These services are a conditional use in the RA and UR zones and a permitted use in the commercial and industrial zones.	<ul style="list-style-type: none"> One public comment suggested that this should be a permitted use in some cases. Executive Proposal retains conditional use permit requirement. Traffic and noise are frequent concerns of neighbors and are best addressed through conditional use permit.

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Retail Nurseries (K.C.C. 21A.08.060 and 21A.08.070)	<ul style="list-style-type: none"> Retail nurseries classified as a 'building, hardware and garden materials store.' In the RA zone, as a permitted use allowed only for hay sales. As a conditional use, only as a feed store and garden supply store. In the A zone, as a permitted use only for sale of livestock feed, hay and livestock veterinary supplies. In the NB zone, only hardware and garden materials stores. 	<ul style="list-style-type: none"> Add a new definition for "Retail Nursery, Garden Center and Farm Supply Store." Modify definition of "building material and hardware store" to exclude garden supplies. "Retail Nursery, Garden Center and Farm Supply Store" is a permitted use, without conditions, in the CB, NB, and RB zones. In the A and RA zones it is a permitted use, but the retail sales area is limited to 3,500 sq. ft. Floor area limits do not apply if sales are located in a King County designated historic building. 	<ul style="list-style-type: none"> Agriculture Commission concern that Public Review draft was ambiguous on whether outdoor areas used for display of plants were considered as part of sales area. Executive Proposal clarified to exclude these areas from calculating the square footage. Agriculture Commission question about whether growing plants in pots was considered to be agriculture. Executive Proposal removes this limitation. Public comment expressed concern that allowing unlimited sales floor area in buildings at least five years old created loophole allowing unlimited size of business. Executive Proposal modified to limit to King County designated historic buildings.
Agricultural product sales (K.C.C. 21A.08.070)	<ul style="list-style-type: none"> In the A, F, RA, and UR zones, limited to 2,000 sq. ft. as a permitted use. As a conditional use, limited to 3,500 sq. ft. In the RB and I zones, allowed as a conditional use 	<ul style="list-style-type: none"> In the A, F, RA, and UR zones, up to 3,500 sq. ft. as a permitted use. If sales located in a King County designated building, floor area limits do not apply. 	<ul style="list-style-type: none"> Public comment expressed concern that allowing unlimited sales floor area in buildings at least five years old created loophole allowing unlimited size of business. Executive proposal modified to limit to King County designated historic buildings.

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Food and Kindred Products Manufacturing (K.C.C. 21A.08.080)	<ul style="list-style-type: none"> • In the RB zone allowed as a conditional use. In the I zone, allowed as a permitted use, except for slaughterhouses, which require are a conditional use • In the A, F, RA, and UR zones, limited to processing agricultural products, 60% of which come from Puget Sound counties. • In the A, F, RA, and UR zones, up to 2,000 sq. ft. of floor area for processing is allowed as a permitted use. • In the A and RA zones, as an accessory use to agriculture, up to 3,500 sq. ft. of floor area for processing is allowed as a conditional use. Buildings must be set back 75 feet from residential properties. 	<ul style="list-style-type: none"> • No change to the RB and I zones. • In the A, F, RA, and UR zones, up to 3,500 sq. ft. of manufacturing for food and kindred products is a permitted use. • In the A zone, the primary use of the property must be agriculture and the square footage increases to 7,000 sq. ft. on lots over 35 acres. • In the RA zone, minimum lot size is at least 5 acres and manufacturing must be accessory to an agricultural use. • The square foot limits do not apply if the processing is located in a King County designated historic building. • In the A, F, RA, and UR zones, 75 foot setback from residential zone properties required, except for historic buildings. • In the A, F, RA, and UR zones, limited to processing agricultural products, 60% of which come from Puget Sound counties. • Tasting of products produced on site is allowed. 	<ul style="list-style-type: none"> • Public comment expressed concern that allowing unlimited sales floor area in buildings at least five years old created loophole allowing unlimited size of business. Executive Proposal limits this to King County designated historic buildings. • Public comment expressed concern that Public Review draft reduced the required setback to 40 feet. The Executive Proposal retains the existing 75 foot setback.

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Wineries and Breweries (K.C.C. 21A.08.080)	<ul style="list-style-type: none"> In A, RA, and UR zones, wineries and breweries allowed as a permitted use only as a home industry. (Note: a home industry requires a conditional use permit.) As a conditional use in A and RA zones: in the A zone, floor area limited to 3,500 sq. ft, unless located in existing agricultural structures; in the RA zone, limited to 8,000 square feet floor area, with an additional 8,000 square feet underground storage; on Vashon-Maury Island, limited to 6,000 square feet total. In A zone: 60 % of products processed must be grown in King County; 75 foot setback from residential zoned property. In RA zone, minimum lot size is 5 acres. For facilities larger than 6,000 sq. ft, minimum lot size is 10 acres. On Vashon-Maury Island, minimum lot size is five acres. In RA zone, clearing is limited to greater of 35 % of site or amount previously cleared. Forest management plan required. 	<ul style="list-style-type: none"> Add definition of winery to specifically include cider and other alcoholic beverages made from fruits. In A, RA, and UR zones, up to 3,500 sq. ft. of manufacturing for wine, beer, and similar products is a permitted use, unless located in a King County designated historic building: <ul style="list-style-type: none"> In the A zone, the primary use of the property must be agriculture. Structures must be set back 75 feet from neighboring residential properties, unless located in an historic structure. 60% of processed products must be grown in Puget Sound region. Tasting of products is allowed. In the RA zone, allowed as a conditional use: <ul style="list-style-type: none"> Up to 8,000 sq. ft., with an additional 8,000 sq. ft. underground storage. On Vashon-Maury Island, limited to 6,000 sq. ft. Structures must be setback 75 feet from residential zone property, unless located in an historic structure. Minimum lot size is 5 acres. For structures over 6,000 sq. ft., minimum lot size is 10 acres. Limited to processing agricultural products. 60% of processed products must be grown in Puget Sound counties. Tasting of products is allowed. 	<ul style="list-style-type: none"> Public comment expressed concern that allowing unlimited sales floor area in buildings at least five years old created loophole allowing unlimited size of business. Executive Proposal limits this to King County designated historic buildings. Public comment expressed concern that Public Review draft reduced required setback to 40 feet. Executive Proposal retains the existing 75 foot setback.